

Zoning Report

Site Information

Address	4221 N HIGH ST
Mailing Address	5380 HAVENHILL DR COLUMBUS OH 43235-3420
Owner	HIGH DELAND LLC II
Parcel Number	010083839
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Commercial, C4, 2/27/1928, H-35
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	NORTH HIGH STREET UCO
Planning Overlay	None
Graphics Variance	None
Area Commission	Clintonville Area Commission
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

Board of Zoning Adjustment Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA17-019 Date Received: 2/17/17
Application Accepted by: D. Reiss Fee: \$1,900.00
Commission/Civic: Clintonville
Existing Zoning: C-4
Comments: 4/25/17

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Applicant requests variance to C.C.C. 3312.49 - Minimum Number of Parking Spaces Required. The required number of parking spaces is 78 (after application of the parking space reduction per the overlay), applicant is requesting a variance to permit 68 total parking spaces.

LOCATION

Certified Address: 4217 N. HIGH STREET City: Columbus Zip: 43214

Parcel Number (only one required): 010-083839-00

APPLICANT (If different from Owner):

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: High Deland II LLC Phone Number: _____ Ext.: _____

Address: 5380 Havenhill Dr. City/State: Columbus, OH Zip: 43235

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Sean Mentel Phone Number: 614.344.4800 Ext.: _____

Address: 100 S. Fourth St., Suite 100 City/State: Columbus, OH Zip: 43215

Email Address: sean@kmfyllaw.com Fax Number: 614.344.4801

SIGNATURES (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE Valerie B. Swiatek, Member

PROPERTY OWNER SIGNATURE Valerie B. Swiatek, Member

ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Board of Zoning Adjustment Application757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov**AFFIDAVIT**STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (1) NAME Sean Mentelof (1) MAILING ADDRESS 100 S. Fourth St., Suite 100, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 4217 N. HIGH ST. COLUMBUS, OHIO 43214

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS(4) High Deland II LLC5380 Havenhill Dr.Columbus, OH 43235APPLICANT'S NAME AND PHONE #
(same as listed on front application)Sean Mentel614.344.4800AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS(5) Clintonville Area CommissionStephen Hardwick2331 N. High St., Rm 200, Columbus, OH 43201

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List** or the **County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

(7) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13th day of FEBRUARY, in the year 2017

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



TODD D. YAROSS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
 My commission has no expiration date.
 Section 147.03 R.C.

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Applicant

High Deland LLC II
110 Polaris Parkway, Suite 301
Westerville, OH 43082

Property Owner

High Deland LLC II
110 Polaris Parkway, Suite 301
Westerville, OH 43082

Attorney

Sean Mentel
100 South 4th Street, Suite 100
Columbus, OH 43215

Area Commission

Clintonville Area Commission
Stephen Hardwick
2331 North High Street, Rm 200
Columbus, Ohio 43201

4225 NORTH HIGH LLC
OR CURRENT RESIDENT
4255 N HIGH ST
COLUMBUS OH 43214

BRANDON M MAUCK
KELLY L MAUCK
OR CURRENT RESIDENT
34 DELAND AVE
COLUMBUS OH 43214

GEORGE NOVOGRODER
OR CURRENT RESIDENT
4250 N HIGH STREET
COLUMBUS OHIO 43214

MICHAEL WERPIN FAMILY
LIMITED COMPANY
OR CURRENT RESIDENT
7596 CLEARCREEK CT
BLACKLICK OH 43004

JO ANN PRICE
OR CURRENT RESIDENT
25 DELAND AVE
COLUMBUS OH 43214

CHRISTINA E LEASURE
BRENT T LEASURE
OR CURRENT RESIDENT
30 WESTWOOD RD
COLUMBUS OH 43214

PHOENIX HOLISTICS LLC
OR CURRENT RESIDENT
4191 N HIGH ST
COLUMBUS OH 43214

Property Address: **4217 N. High Street**
 Columbus, Ohio 43214

Applicant: **High Deland II LLC**
 5380 Havenhill Drive
 Columbus, Ohio 43235

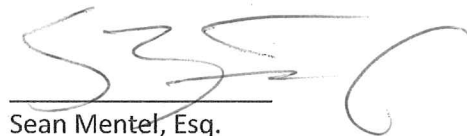
Types of Action Requested

The Applicant owns a ±10,757 S.F. commercial building on High Street being developed as a multi-tenant commercial project. The project will include multiple retail and eating and drinking use, as well as one eating and drinking use that will include a pick-up lane. The Applicant requests the following variance:

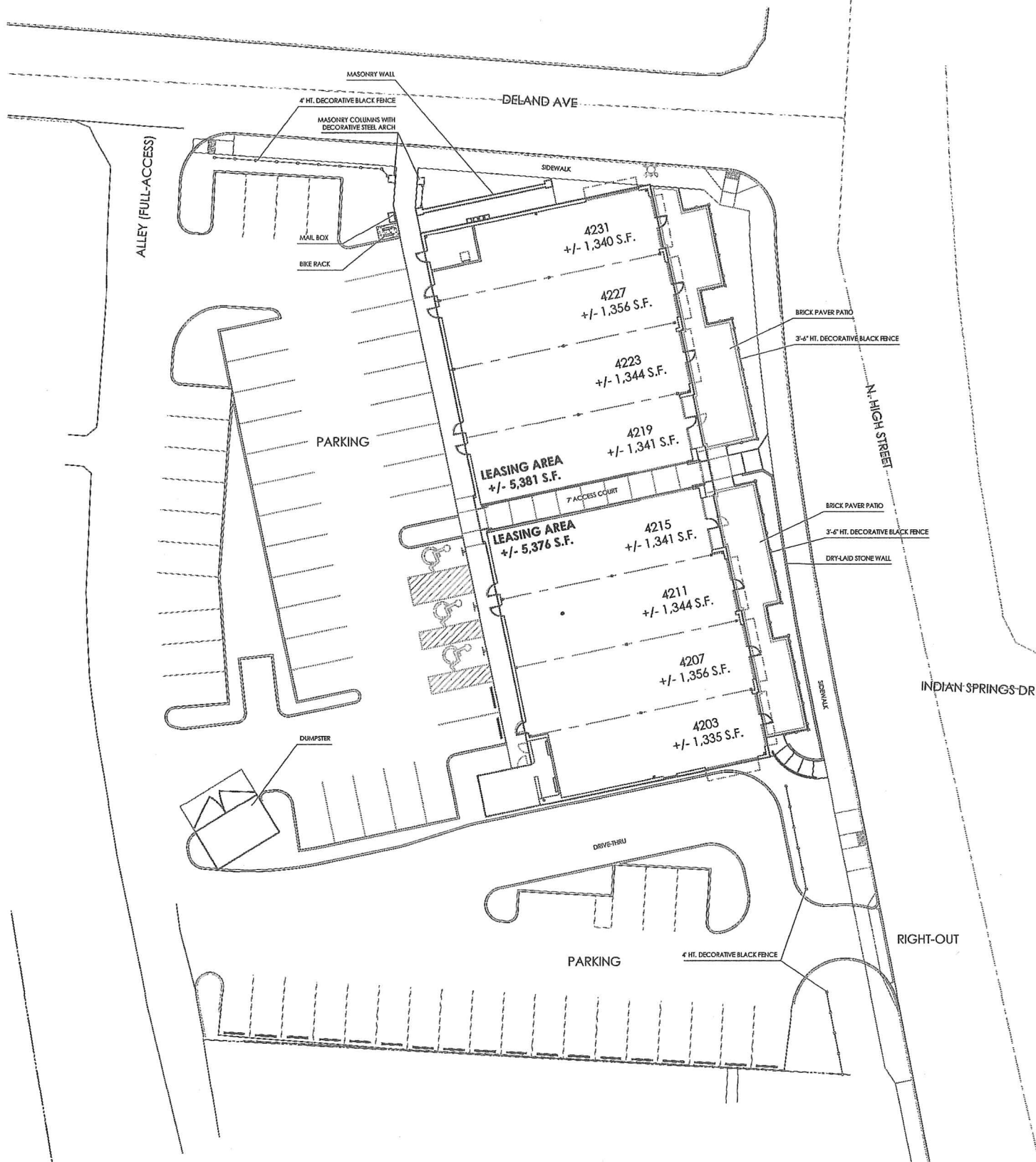
1. 3312.49 – Minimum numbers of parking spaces required. The project requires 78 spaces for the retail, eating and drinking and patio uses. The project includes a total of 68 surface parking spaces on the property, therefor the Applicant is requesting a variance to allow for 68 parking spaces.

Statement of Hardship

The variance requested will allow for a substantial improvement to the property and the neighborhood. The variance from the code is not substantial relative to the ongoing development along High Street. There is street parking surrounding the project, the Olentangy Trail bike path is only a few blocks away, and this corridor of High Street is walkable. The variance will not have a negative impact on delivery of governmental services and is in line with the spirit and intent of the code by providing sufficient parking while not creating a large parking surface area.

A handwritten signature in dark ink, appearing to read 'S Mentel', is written over a horizontal line.

Sean Mentel, Esq.
Attorney for the Applicant



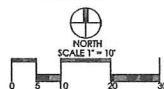
SITE DATA

TOTAL ACRES	+/- 1.011 ACRES
TOTAL SQ. FT. RETAIL	+/- 5,381 S.F.
TOTAL SQ. FT. RESTAURANT	+/- 5,376 S.F.
REQUIRED PARKING	65 SPACES
PARKING PROVIDED	68 SPACES

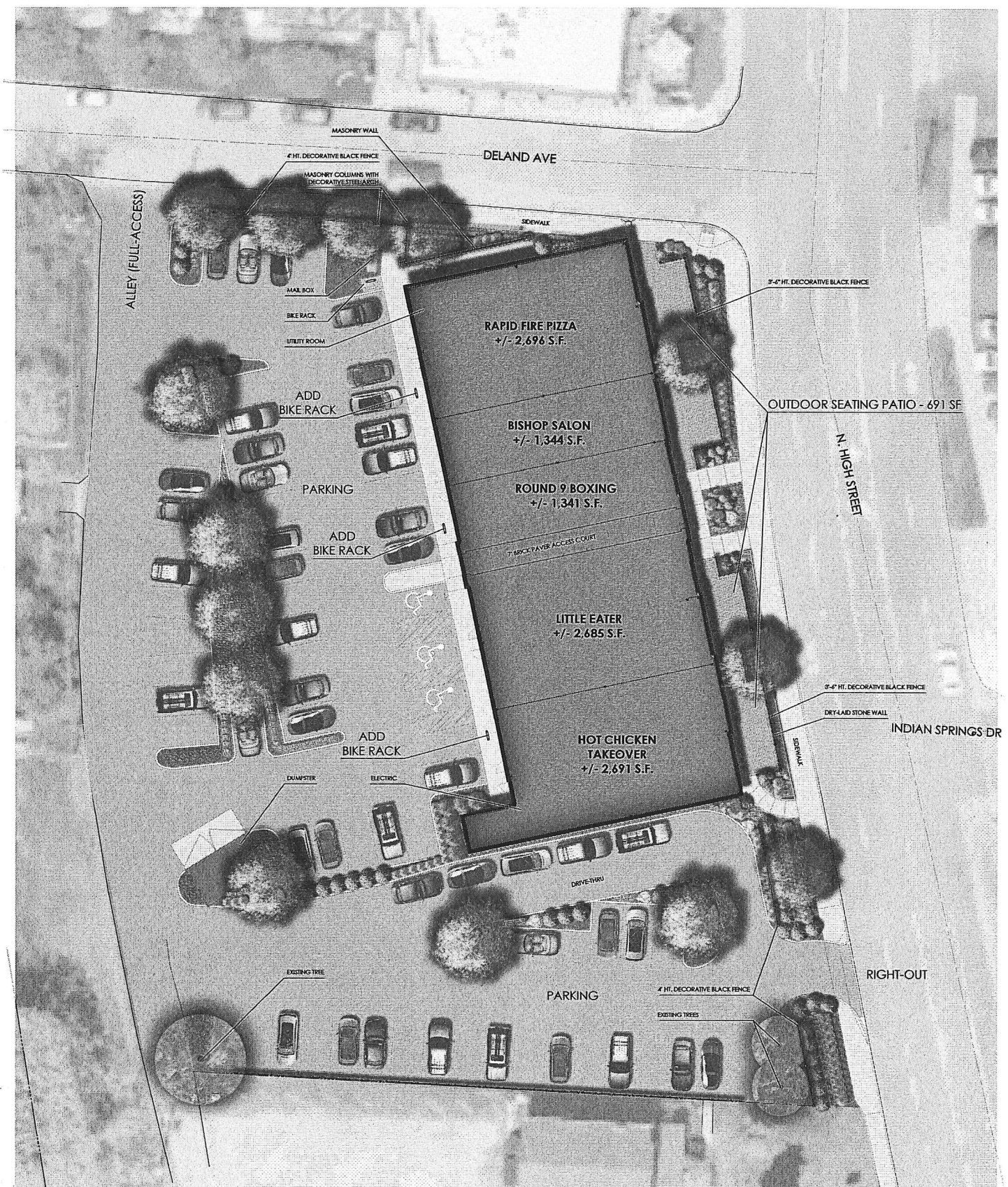
LEASE EXHIBIT

DELAND AND HIGH RETAIL

PREPARED FOR HIGH DELAND II, LLC
DATE: 9/26/2016



Paris Planning & Design
LAND PLANNING & LANDSCAPE ARCHITECTURE
242 N. 2nd Street, Suite 401, Columbus, OH 43215
p (614) 427-1844 www.parisplanninganddesign.com

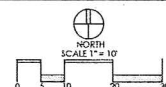


ILLUSTRATIVE PLAN

DELAND AND HIGH RETAIL

PREPARED FOR HIGH DELAND II, LLC

DATE: 3.29.2017



Faris Planning & Design
 LAND PLANNING * LANDSCAPE ARCHITECTURE
 243 W. 6th Street Suite 601 Columbus, OH 43215
 P: 614.427.1164 www.farisplanninganddesign.com

Legal description

Situated in the State of Ohio, County of Franklin, and City of Columbus: Being Lots Number One (1) and Two (2) of Cooke Heights Addition, as the same are numbered and delineated upon the recorded plat, of record in Plat Book Number 14, page 30-B, Office of the Recorder of Franklin County, Ohio.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010083839

Zoning Number: 4217

Street Name: N HIGH ST

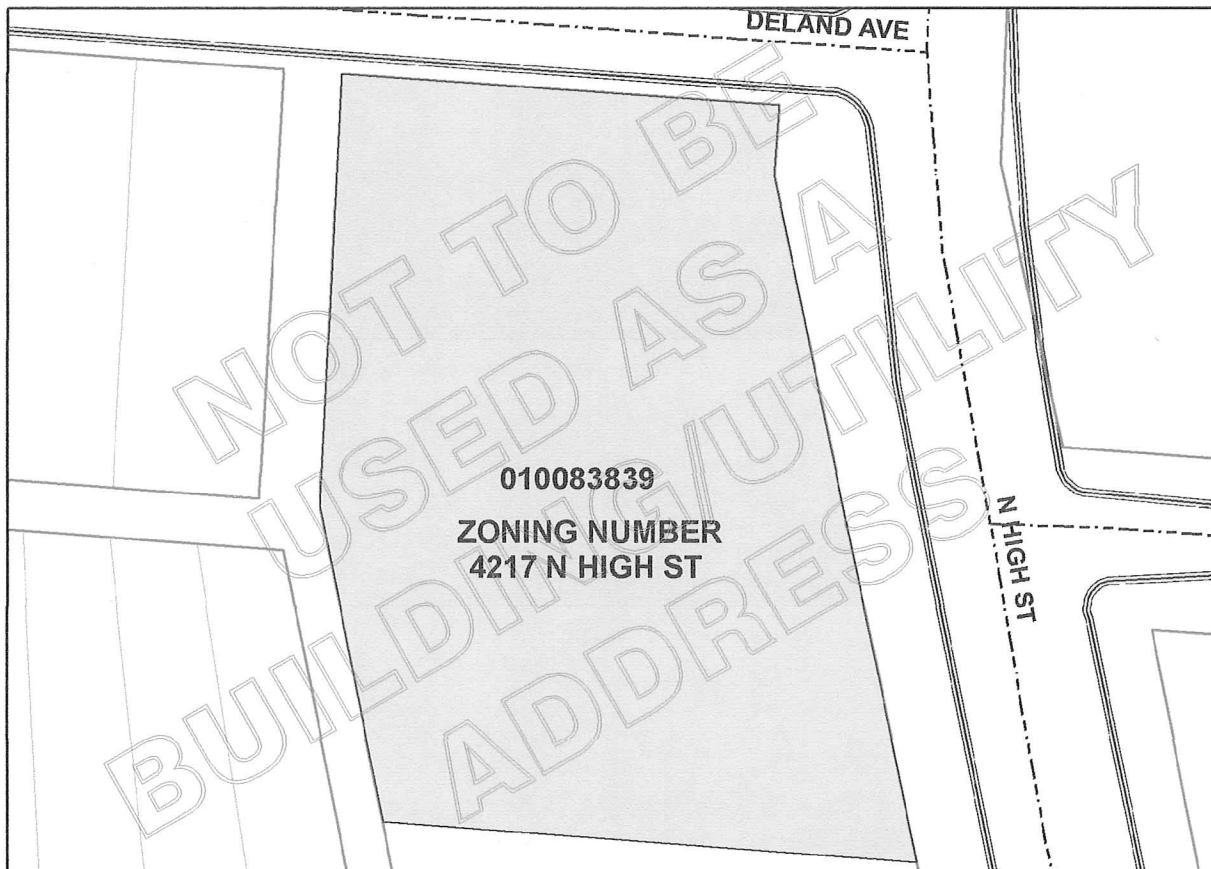
Lot Number: N/A

Subdivision: N/A

Requested By: KMFY (SEAN MENTEL)

Issued By: *Adriana Amarian*

Date: 2/14/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 64 feet

GIS FILE NUMBER: 83646

Board of Zoning Adjustment Application757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov**PROJECT DISCLOSURE STATEMENT**

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Sean Mentel
of (COMPLETE ADDRESS) 100 S. Fourth St., Suite 100, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

High Deland II LLC5380 Havenhill Dr.Columbus, OH 43235Charles A. Vince110 Polaris Parkway, Suite 301Westerville, OH 43082Charles W. Bonner Irrev GST Trust, 10/16/175380 Havenhill Dr.Columbus, OH 43235

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13th day of FEBRUARY, in the year 2017

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 11/4**TODD D. YAROSS, ATTORNEY AT LAW**
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**
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